

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- December 13, 1972

Application No. 11198 New Hampshire & H Association, appellants

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee

On motion duly made, seconded and carried by a vote of 4-0, the following Order of the Board was entered at its executive meeting of January 23, 1973.

EFFECTIVE DATE OF ORDER -- February 6, 1973

ORDERED:

That the application for permission to erect apartment building roof structures with F.A.R. not to exceed 0.25 at 801 New Hampshire Avenue, N. W., lot 18, Square 30 be GRANTED.

FINDINGS OF FACT:

1. The subject property is located in an R-5-D District.
  2. The subject property is currently unimproved and appellant proposed to build an apartment building containing 108 single bedroom units. The R-5 District, where the subject apartment building is to be located, is designed to permit a flexibility of design by permitting all types of Urban Development.
  3. The appellant requests permission to erect an apartment building with roof structures with the F.A.R. not to exceed 0.25. The proposed structure is to contain ten (10) stories with the area of the lots involved being 13,297.65 square feet.
  4. The total area of the building is 78,765.7 square feet; and the roof structure total area is 2,042.13 square feet.
  5. The F.A.R. of the building without roof structure is 79,785.9 square feet.
  6. The proposed penthouse will house the elevator machine room, elevator shaft, stairway, toilets, guard room and mechanical room.
  7. Originally, applicant had asked for the roof structure to contain toilets but later withdrew that portion of the application.
  8. The building will be brick with asbestos cement panels, fluted CMU.
  9. There was no opposition registered at the public hearing as to the granting of this application.
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OPINION:

The Board concludes that the roof structures of this proposed apartment building will harmonize with the street frontage of the building in architectural character, material and color. The roof structures are in harmony with the purpose and intent of the Zoning Regulations and will not tend to affect adversely the use of nearby and adjoining property.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: \_\_\_\_\_



GEORGE A. GROGAN  
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY  
UNLESS APPLICATION IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT FOR  
A BUILDING AND/OR OCCUPANCY PERMIT WITHIN SIX MONTHS AFTER THE EFFECTIVE  
DATE OF THIS ORDER.

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